116.0	0006	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	808,200 / 808,200
					USE VALUE:	808,200 / 808,200
					ASSESSED:	808,200 / 808,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		CYPRESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YANG CHEN
Owner 2:	LI JING
Owner 3:	
Street 1:	33 CYPRESS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CALANDRA JAMES R--ETAL -
Owner 2:	CALANDRA GERALDINE B -
Street 1:	33 CYPRESS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .185 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1977, having primarily Clapboard Exterior and 1734 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8066.000	344,800		463,400	808,200
Total Card	0.185	344,800		463,400	808,200
Total Parcel	0.185	344,800		463,400	808,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.09 | /Parcel: 466.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 74895

GIS Ref

GIS Ref

Insp Date 11/12/18

!9052!

PREVIOUS ASSESSMENT

Parcel ID 116.0-0006-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	344,800	0	8,066.	463,400	808,200		Year end	12/23/2021
2021	101	FV	334,800	0	8,066.	463,400	798,200		Year End Roll	12/10/2020
2020	101	FV	334,800	0	8,066.	463,400	798,200	798,200	Year End Roll	12/18/2019
2019	101	FV	258,700	0	8,066.	456,800	715,500	715,500	Year End Roll	1/3/2019
2018	101	FV	258,700	0	8,066.	350,800	609,500	609,500	Year End Roll	12/20/2017
2017	101	FV	258,700	0	8,066.	331,000	589,700	589,700	Year End Roll	1/3/2017
2016	101	FV	258,700	0	8,066.	304,500	563,200	563,200	Year End	1/4/2016
2015	101	FV	252,800	0	8,066.	284,700	537,500	537,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:23:17

LAST REV

Date	Time
01/19/21	08:44:14
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9052

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALANDRA JAMES	1566-40	1	12/3/2020		868,000	No	No		Files both ways 76332:270
	13935-107		4/1/1980		70,000	No	No		Y

USER DEFINED

Prior Id # 1:	74895
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/19/2021	SQ Returned	MM	Mary M
1/12/2021	SQ Mailed	MM	Mary M
11/12/2018	MEAS&NOTICE	HS	Hanne S
2/27/2009	Measured	372	PATRIOT
2/10/2000	Measured	263	PATRIOT
9/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8066		Sq. Ft.	Site		0	70.	0.82	6									463,384						463,400	

Total AC/HA:	0.18517	Total SF/SM:	8066	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	463,384	Spl Credit		Total:	463,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1977	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	21.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	21.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.25553632
Const Adj.:	0.99742496
Adj $ / SQ:	175.322
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	440920
Depreciation:	96121
Depreciated Total:	344800

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

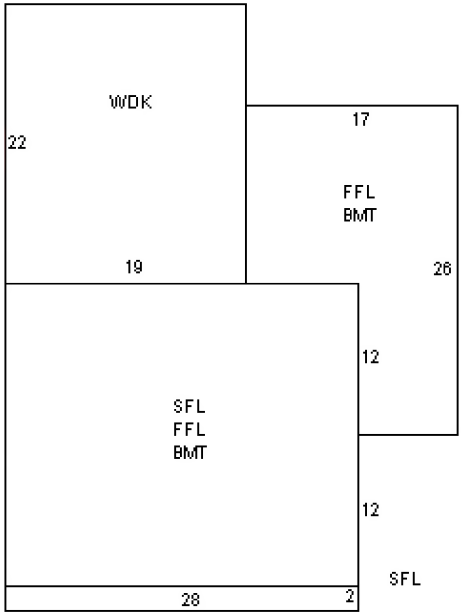
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.32
Special Features:	0	Val/Su Net:	109.18
Final Total:	344800	Val/Su SzAd	198.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,006	52.600	52,912
FFL	First Floor	1,006	175.320	176,374
SFL	Second Floor	728	175.320	127,635
WDK	Deck	418	8.370	3,499

Net Sketched Area:	3,158	Total:	360,420
Size Ad	1734	Gross Area	3158	FinArea	1734
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

116.0-0006-0020.0

IMAGE

AssessPro Patriot Properties, Inc